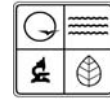


# Bee Hat Building

1021 Washington, St. Louis



Missouri  
Department of  
Natural Resources

## BACKGROUND

The 1-acre site consists of an approximately 63,000 sq. ft., vacant seven story building that was once part of the St. Louis garment district. Rothschild Brothers Hat Company operated at the site before the Bee Hat Company moved into the building. The Bee Hat Company operated at the site from 1944 until 2000. The building was used for the sale and storage of hats; the hats were not manufactured on site.



## CONTAMINANTS

Asbestos and lead-based paint were present in the building.



## **ASSISTANCE**

BHat LLC, the developer of the building, received \$480,000 in Brownfields State Remediation Tax Credits. In addition, the City of St. Louis provided \$1.5 million in Tax Increment Financing.

## **PROTECTION**

The asbestos and lead-based paint were removed from the structure.

## **INVESTMENT AND RESULTS**

BHat invested \$10 million in redeveloping this building. An estimated 48 jobs were created.

## **TIMELINE**

Application Received: 22 April 2005

RAP Approved: 20 June 2005

Remediation Started: 16 September 2005

## **REDEVELOPMENT SUMMARY**

The building has been redeveloped into 36 residential units, ranging from 900 to 1,300 square feet and renting for \$990 to \$1,430 per month. In addition, a 7,500 square foot restaurant and a 900 square foot boutique retail store are on the first floor.

